

THE MODERN HOUSE



Wellingore, Lincolnshire
Sold

High Street

This characterful red-brick former Methodist chapel rests in a peaceful corner of Wellingore, one of the most sought-after of the Lincolnshire Cliff Villages. Converted just over 20 years ago, its liberating design unfolds over 3,200 sq ft of versatile lofty living space; a lovely private walled courtyard sits at the rear. The conversion has been executed with great sensitivity to the building's origins and context and the carefully considered design marries old and new in a masterful fashion.

The Tour

Winding down the quiet high street past pretty limestone cottages, the Chapel and Reading Room appears with dramatic authenticity. Flanked by hedging and colourful railings, a short stone path leads to the original arched and boarded door, now painted a striking, rich red. To the side is a handy recessed secondary entrance, which leads into the Reading Room wing; the plan contains both airy, fluid living spaces and also smaller, cosy retreats.

THE MODERN HOUSE



*Midlands
Sold*

High Street

Entry is to a generous stair hall that currently doubles as a music room, home to some of the numerous bohemian panoplies of the current owners, who are artists and makers. A short hallway stretches into the Reading Room. This has been cleverly arranged into a set of wonderfully flexible spaces suitable for painting and making; sleeping and studying. There is a smaller hall that leads the way to a shower room and WC, plus an external door that opens directly to the high street.

The main interior spaces are flooded with natural light pouring through colourful stained glass windows and contemporary roof lights, which create a home that is light, warm, aesthetically arresting and always fun. A large opening reveals the heart of the house: an open-plan living, dining and kitchen area, where whitewashed walls and a pale grey floor add to the dramatic sense of scale. A bright sitting room lies to one side, lined with plenty of shelving.

An industrial handcrafted metal staircase rises to the first-floor landing. This leads the way to three bedrooms and a family bathroom. Each bedroom is framed by exposed, painted timber trusses and has a white boarded ceiling and pale timber floor. Through a dramatic round window, the main bedroom looks down upon the double-height dining area and exposed brick arch below.

Outdoor Space

The courtyard garden is encircled by the Chapel and Reading Room masonry and surrounded by garden walls. It is a private sanctuary in which to socialise, eat and relax; these echoes of the calm interior atmosphere create a palpable sense of connectivity between the indoor and outdoor spaces. Perimeter planting of fruit trees, climbing clematis and shrubs adds a touch of greenery.

The Area

The Chapel and Reading Room is situated in the heart of Wellingore. The village is surrounded by rolling English countryside, chequerboarded with stone walls and farming fields, and lies on the historic 150-mile-long Viking Way walking route. There are plenty of traditional pubs in the vicinity such as The Red Lion Inn and The Marquis of Granby. There are several excellent schools nearby, including Navenby CofE Primary, William St Hughes Academy, Sir William Robertson Academy, Lincoln Minster School and William Farr CofE Comprehensive.

A half-mile stroll brings you to the neighbouring village of Navenby, home to the lovely Macy's Brasserie, King's Head pub, newly opened Urban Kitchen and a host of antique shops. The cathedral city of Lincoln is 10 miles north and offers a broad selection of independent restaurants, bars and cafes, with local favourites including The Jews House, Olivares and Kine. Lincoln Castle is home to an original 1215 Magna Carta and there is an abundance of cultural goings-on throughout the year.

THE MODERN HOUSE



High Street

The No1 bus runs between Wellingore, Lincoln and Grantham. The nearest train stations lie at Grantham, Lincoln and Newark. Those in Lincoln and Grantham provide rail connections to central London in around two hours and direct routes to Sheffield and Nottingham in under 90 minutes.



*Midlands
Sold*

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.